Bordeaux Club, Inc.
c/o: Mr. Paul Grant, General Manager
2900 Gulf Shore Boulevard N.
Naples, FL 34103
(239) 315-4128
Mgr.BordeauxClubNaples@gmail.com

December 19, 2024

Subject: Phase 1 Milestone Inspection Report
Bordeaux Club
2900 Gulf Shore Boulevard North
Naples, Collier County, Florida
Velocity Project Number: 23-480

Dear Mr. Grant:

Per your request, Velocity Engineering Services, LLC (Velocity) has performed a Phase 1 Milestone Inspection for the above referenced project per Section 553.899 of the Florida Statutes as created by Florida Senate Bill 4-D (2022). This report provides a summary of the material findings and recommendations as required by the statute for the full Phase 1 Milestone Inspection Report dated December 19, 2024. The full report contains a project description, scope of work, description of the building construction, visual observation, recommendations, conclusions, and limitation. This Summary of Material Findings and Recommendations report should not be considered a standalone document.

NOTICE TO UNIT OWNERS

Individual unit owners must understand that Velocity's client for these services is the condominium association and therefore Velocity is unable to discuss this report or the findings presented herein with anyone other than the Association's Board of Directors, Community Association Manager, or Agent(s). If individual unit owners have any questions or concerns, please do not attempt to contact Velocity and instead bring them to the attention of Association's Board of Directors and/or Community Association Manager.

INSPECTIONS

Velocity performed the inspections on various dates during the repair project from May to November, and a final inspection in December 2024. Inspections were performed from the ground (using binoculars or a camera as necessary), from accessible walkways, from the balconies of the units, and from the roof. Select photos taken during the visual inspections are presented in Appendix A.

Observations pertaining to the building's load-bearing walls, primary structural members, and primary structural systems are detailed below:

Columns

No column damage was observed.

Walls

No wall damage was observed.

Beams

No beam damage was observed.

Elevated Slabs

The following was observed:

- ✓ Typical minor cracking in the elevated walkway slab edges of the north, south, and west buildings at or adjacent to the expansion joints.

Roofs

The roofs were in overall good condition and no damage or deterioration was observed. However, there are areas of failing or missing roof cement / sealant along the scupper drains and signs of standing water adjacent to the roof scuppers.

General observations made that are not part of the load-bearing walls, primary structural members, and primary structural systems are discussed below:

General Observations

- ✓ Cracked and failing coating along the elevated walkway slabs of the north, south, and west buildings.
- ✓ Failed or cracked expansion joint sealants in many areas along the elevated walkways.
- ✓ Corroded and damaged walkway aluminum handrails.
- ✓ Rust stains on slab edges at handrail post pockets.

RECOMMENDATIONS

The minor cracking along the slab edges of elevated walkways is typical at expansion joints and is likely due to movement or expansion and contraction between the two adjacent slabs. RL James repaired obvious concrete spalling in some of these areas and Velocity investigated instances of this cracking as part of the concrete restoration project. The minor cracking is likely limited to the stucco on the slab edge or the concrete topping. Velocity recommends that this minor cracking be addressed/repaired and expansion joints replaced as part of a walkway waterproofing project.

Regarding waterproofing and expansion joints, a failed coating or joint can allow water intrusion to occur and is likely to cause further concrete spalling. Therefore, Velocity recommends that the Association begin planning

to perform a walkway waterproofing project in the near future. This should include stripping carpet and existing paint from the walkway slabs, replacing all expansion joints, and coating with a high-performance waterproofing system.

Additionally, the rust staining along the walkway slabs at aluminum handrail post pocket locations is likely an indication that the railing posts are corroding within the slab. Based on the poor condition of the handrails and the corrosion that is likely occurring, Velocity recommends that all handrails be replaced. It is recommended (and cost-effective) to replace the handrails as part of the walkway waterproofing project.

This information is provided for planning purposes only and is not intended to constitute specifications for future work.

CONCLUSION

Velocity did not observe any "substantial structural deterioration" and did not observe any conditions that would currently be considered "unsafe" or "dangerous". Velocity does not recommend performing a Phase 2 Milestone Inspection.

Velocity recommends that the Association begin planning to perform a walkway waterproofing and handrail replacement project as detailed above. Once the Association is prepared to proceed, Velocity should be retained to assist the Association with developing a scope of work, bidding to qualified contractors, and overseeing construction.

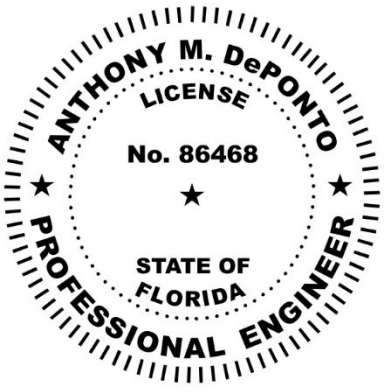
CLOSING

We appreciate the opportunity to be of service to you on this project. Please do not hesitate to contact us if you have any questions or if we may further assist you.

Sincerely,

Velocity Engineering Services, LLC
8981 Alico Trade Center Road
Fort Myers, FL 33912
FL DBPR LN 30362

Anthony M. DePonto, P.E.
Vice President



This item has been digitally signed and sealed by

Anthony DePonto
Digitally signed by Anthony DePonto
Date: 2024.12.20 14:45:48 -05'00'

on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.